

**COMMITTEE ON SPECIAL PERMITS  
MONDAY, FEBRUARY 8, 2021 at 6:02 p.m.  
WOBURN CITY HALL  
CITY COUNCIL CHAMBERS**

Voting members present: Chairman Richard Gately, Alderman Edward Tedesco, Alderman Joanne Campbell, Alderman Jeffrey Dillon, and Alderman Darlene Mercer-Bruen.

Non-voting members present: Alderman Michael Concannon, Alderman Robert Ferullo, and Alderman Joseph Demers. Absent: President Lindsay Higgins

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**Reading of meeting minutes of November 23, 2020:** Motion made by Alderman Tedesco and seconded by Alderman Dillon to approve the minutes of the previous meeting; in favor, 5-0.

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**25 Everett Street Realty Trust, Erik Kortz, Trustee for a special permit to allow for four (4) dwellings above first floor in a commercial structure, and 2. to substitute one (1) off-site parking space in a municipal lot, at 0 Walnut Street:** Representing the petitioner was Attorney Mark Salvati, 10 Cedar Street, Suite 26, Woburn, MA; and Joseph Malieswski, 25 Everett Street Realty Trust, 25 Everett Street, Woburn, MA. Motion made by Alderman Tedesco and seconded by Alderman Campbell to accept and make part of the permanent record an email from Dept. of Public Works Supt. John Duran to Attorney Salvati, et al, entitled "RE: 0 Walnut" with the day and time of Monday, February 8, 2021 at 10:51 a.m.; approved, 5-0. Attorney Salvati said his client will agree to follow the recommendations of the DPW Supt. He said his client is making arrangements to conduct a water main flow test. He said they will gladly make that a condition of the special permit. Chairman Gately asked if the plan that was submitted on February 3 is the plan of record. Attorney Salvati said there are only minor changes from the original plan, including the size of the garage doors. Chairman Gately asked if the new site plan is dated January 28. Attorney Salvati said that is the date of the 4-page plan that was submitted last week. Chairman Gately asked if the building plans are dated December 8. Attorney Salvati said that is correct. Chairman Gately asked if all the plans are stamped. Attorney Salvati said the site plan is stamped. Chairman Gately said he has read Supt. Duran's comments. He said there really isn't much more that needs to be done other than the fire flow test. He asked when the applicant expects to break ground. Attorney Salvati said they won't close on the property until March. Chairman Gately said there was a water main issue on Green Street that may impact the fire flow test. Attorney Salvati said he expects the fire flow test will be conducted in mid-April. Chairman Gately said the Green Street area experienced dirty water for 2-3 days. He said he thinks the water system is pretty well designed. He said the plumbing inspector will be looking into that. He said there is an MWRA manhole for the separation of oil and water. He said that will not be an issue. He asked if the primary entrance will be from Walnut Street. Attorney Salvati said the primary entrance for both the residential and commercial uses will be from Walnut Street. He said there will be seven parking spaces for the residential use. Chairman Gately asked if there will be an elevator. Attorney Salvati said there will be a 3-story elevator.

Chairman Gately said he does not want there to be any access to the roof, except for maintenance and repair. Mr. Malieswski said the elevator will go to the roof only for maintenance access. Chairman Gately asked where the dumpster will be located. Attorney Salvati said he does not believe there is any room for a dumpster. He said there may be some space in the garage. Chairman Gately said the applicant is going to have to provide a place for refuse. Attorney Salvati said they will have to factor that in. He said there maybe a spot for a rolling dumpster in the garage area. He said they will add that to the plan. Chairman Gately asked the petitioner to make it so. Chairman Gately said the applicant will have to make arrangements for another parking spot to comply with the zoning requirement. Attorney Salvati said his client will have to make a 1-time payment for a parking spot in the municipal lot. Chairman Gately said the applicant will not be able to obtain occupancy permits until the \$4,500 fee for the parking spot is paid. Chairman Gately said if there is only one garage door the applicant is going to have to install a warning system for cars. He said there is a version with a 30-second delay when the door opens up that works pretty well. He said City Engineer John Corey will have oversight of the drainage system. He said there is a ton of ledge on Walnut Street that is going to have to be removed. He asked if all the residential units are going to be rented. Attorney Salvati said the residential units will be rented. Chairman Gately asked if the commercial units will be rented. Attorney Salvati said the commercial units will be rented. Alderman Campbell asked if there will be lighting in the front and back of the building. Attorney Salvati said the lighting in front will be slightly overhanging the sidewalk. He said they should not need to augment the lighting much because there is a light on an adjacent telephone pole. He said the lighting that is installed by the applicant will be recessed. Mr. Malieswski said there won't be a lot of lighting in the back of the building. Attorney Salvati said the back of the building won't be used much, and almost not at all at night. Alderman Campbell said she does not want the lighting to be too bright. Attorney Salvati said the back of the building abuts two homes. He said his client will provide adequate lighting, but it won't be too bright. Alderman Campbell asked if there will be any landscaping installed, perhaps some arborvitae trees. Attorney Salvati said his client could install some landscaping between his property and the Jamieson building at 44 Montvale Avenue. Alderman Campbell said she would prefer to see some green space instead of an entirely paved area. Attorney Salvati said there isn't much room. Alderman Campbell asked if the applicant would have a problem with a condition of the installation of natural screening or arborvitaes. Attorney Salvati replied it would be fine as long as the screening is limited to the Walnut Street side of the building between the Jamieson building. Alderman Dillon asked Chairman Gately asked who will be responsible for the maintenance of the grinder pump. Alderman Dillon said he hopes it will not be left to the city. Attorney Salvati said the grinder pump will be on private property. Chairman Gately said he does not think the grinder pump will make a lot of noise. Alderman Tedesco said it sounds like the applicant will have to submit a revised plan showing the location of the dumpster. He asked the applicant if he would be opposed to a condition of the submission of a lighting plan. He said if the applicant can get the dumpster on the plan for the council's meeting on February 16, the council can add conditions for lighting and screening. Alderman Tedesco suggested the following conditions 1.) The plan of record is January 28, 2021; 2.) The petitioner shall submit a lighting plan that shows adequate lighting in the front and rear of the building and shall be in accordance with the Woburn Zoning Ordinance; 3.) The petitioner shall provide screening along the Walnut Street side of the lot; 4.) The petitioner shall comply with any conditions suggested by DPW Supt. John Duran in an email dated February 8, 2021; and, 5.)

The City Council makes the required finding under section 8.3.3 of the Woburn Zoning Ordinance with respect to the provision of a parking space within 500 feet of a municipal parking lot. Alderman Mercer-Bruen said she would like to incorporate a condition in regard to construction hours. Alderman Tedesco said he would propose construction hours at the meeting on Tuesday. Attorney Salvati said the hours of construction will mirror the hours of construction for the Brickyard. Motion made by Alderman Tedesco and seconded by Alderman Mercer-Bruen to suspend the rules to allow any member of the council not on the committee to address the committee; approved, 5-0. Alderman Concannon asked if the council will need to make a finding that the petitioner is required to acquire one off-site parking space. Alderman Tedesco said there should be a condition that references section 8.3.3 of the zoning ordinance. Motion made by Alderman Tedesco and seconded by Alderman Mercer-Bruen to return to the regular order of business; approved, 5-0. Motion made by Alderman Tedesco and seconded by Alderman Campbell to send the petition "back for action" on February 16, with the aforementioned conditions; approved, 5-0. Alderman Tedesco said he would incorporate hours of construction into the list of conditions on Tuesday.

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**Motion made** by Alderman Mercer-Bruen and seconded by Alderman Campbell to adjourn; in favor, 5-0. Chairman Gately adjourned the meeting at 6:25 p.m.

A TRUE RECORD ATTEST

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Gordon Vincent  
Clerk of Committees